



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, AUGUST 2, 2016

Planning Board members present: Robert Best Alastair Millns, Tom Koenig, Michael Redding Lynn Christensen, Desirea Falt, Vincent Russo, and Alternate Jeff Sebring.

Planning Board member absent: Alternate Nelson Disco.

Staff present: Assistant Planner Robert Price and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:00 p.m.

2. Planning & Zoning Administrator's Report.

The Board voted 7-0-0 to determine the Portofino site plan is not of regional impact, on a motion made by Alastair Millns and seconded by Tom Koenig.

3. Joseph Mitchell, Esquire (applicant) and Nikolaos Doulamis (owner) — Review for acceptance and consideration of a waiver of full site plan to convert a single family residence to a multi-family residence. The parcel is located at 565 D.W. Highway in the C-1 (Limited Commercial), Aquifer Conservation District, Elderly Housing Overlay Districts, and Wellhead Protection Area. Tax Map 6D-1, Lot 123. **This agenda item is continued from the July 19, 2016 meeting.**

Applicant was represented by: Attorney Joseph Mitchell.

The Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 7-0-0 to waive full site plan review and that a sidewalk waiver is not necessary, on a motion made by Alastair Millns and seconded by Lynn Christensen.

The Board voted 7-0-0 to grant a waiver from the requirements of Section 7.03(E), Table 1 – Minimum Parking Required – of the Subdivision Regulations, on a motion made by Lynn Christensen and seconded by Desirea Falt.

There was no public comment.

The Board voted 6-1-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt. Vincent Russo voted in the negative.

- 4. Guiliana Davidson of Portofino Italian Restaurant, LLC. (applicant) and Pamela Currier, Co-Trustee of Orrin Connell 1993 Trust (owner)** — Review for acceptance and consideration of a waiver of full site plan review of outdoor restaurant seating. The parcel is located at 458 D.W. Highway, Unit 6 in the C-2 (General Commercial) and Aquifer Conservation and Town Center Overlay Districts. Tax Map 5D-4, Lot 054.

Applicant was represented by: Guiliana Davidson, 458 D.W. Highway.

The Board voted 7-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Lynn Christensen.

The Board voted 7-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Vincent Russo.

Public comment was received by letter from: Chris Ross, 403 D.W. Highway.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 5. Continued Public Hearing – Zoning Ordinance Amendments** — The Planning Board will conduct a public hearing to consider recommended amendments to Section 2.02.1 and Section 17 of the Merrimack Zoning Ordinance, pursuant to RSA 675:6 and 675:7. **This agenda item is continued from the July 19, 2016 meeting.**

The Board voted to continue this item to August 16, 2016, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Desirea Falt and seconded by Tom Koenig.

- 6. Zoning Ordinance Amendments Workshop** — “Redevelopment Overlay” for underutilized parcels. **This agenda item is continued from the July 19, 2016 meeting.**

This item was postponed to August 16, 2016.

- 7. Discussion/possible action regarding other items of concern.**

None.

- 8. Approval of Minutes – July 19, 2016**

The minutes of July 19, 2016, were approved, with changes, by a vote of 5-0-2, on a motion made by Alastair Millns and seconded by Desirea Falt. Tom Koenig and Vincent Russo abstained.

- 9. Adjourn.**

The meeting was adjourned at 7:43 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.